

CROWN POINT

A REPLAT OF PART OF FOUR FOUNTAINS ADDITION, LOCATED IN THE N.W. 1/4 OF THE S.W. 1/4, SECTION 33, TOWNSHIP 16 NORTH, RANGE 12 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. (LOTS 1 THRU 96 INCLUSIVE)

REPLAT OF LOTS 58 to 218, and Part of Out Lots F & K, and All Out Lots G, H, I, J, O & P, in Four Fountains.

9 deed

RECEIVED
MAY 20 AM 9:04
C. HAROLD GORTNER
REGISTERED LAND SURVEYOR
DOUGLAS COUNTY, NEBRASKA

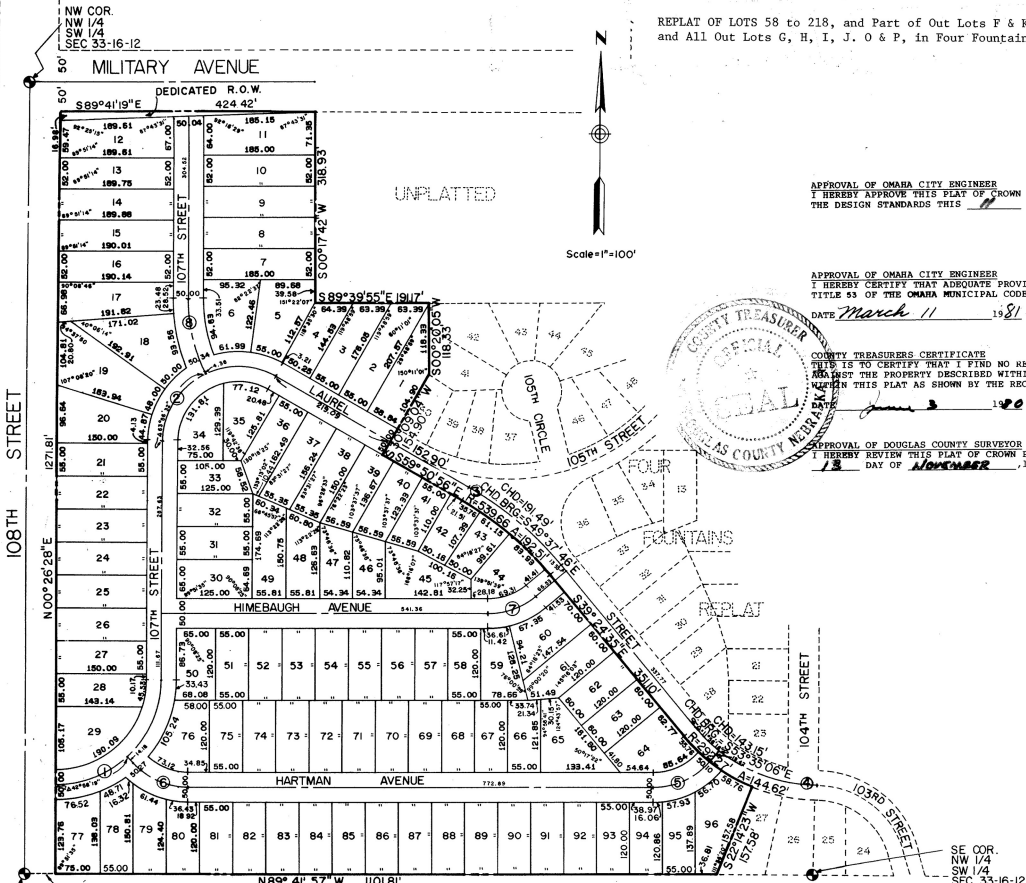
1067
638
deeds

69.50
7.00
87-34

N17#3
Candle Point

URBAN LAND INVESTMENTS inc

6910 PACIFIC, SUITE 204
OMAHA, NEBRASKA 68106



NO.	Δ	RADIUS	ARC	TANGENT	D
1	90°00'00"	175.000	274.889	175.000	32.7404571*
2	119°42'36"	125.000	261.167	215.247	45.8366400*
3	20°26'21"	564.656	201.430	101.797	10.1470276*
4	50°10'10"	267.269	234.027	125.111	21.4375030*
5	51°38'54"	125.000	112.679	60.492	45.8366400*
6	47°10'06"	125.000	102.906	54.570	45.8366400*
7	39°42'36"	125.000	86.635	46.139	45.8366400*
8	25°54'42"	275.000	124.368	63.266	20.8348364*



SURVEYORS CERTIFICATE
I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ENDS OF CURVES AND ANGLE POINTS IN CROWN POINT, A REPLAT OF FOUR FOUNTAINS, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE S 89°41'57" E (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, THENCE N 00°26'28" E PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF SAID SECTION 33, BEING ALSO THE EAST R.O.W. OF 108TH STREET A DISTANCE OF 1271.81 FEET TO A POINT ON THE SOUTH R.O.W. OF MILITARY AVENUE, THENCE S 89°41'19" E ALONG SAID SOUTH R.O.W. OF MILITARY AVENUE A DISTANCE OF 424.42 FEET, THENCE S 0°17'42" W A DISTANCE OF 318.93 FEET, THENCE S 89°39'55" E A DISTANCE OF 191.17 FEET, THENCE S 00°20'05" W A DISTANCE OF 218.33 FEET, THENCE S 30°09'24" W A DISTANCE OF 154.90 FEET TO A POINT ON THE SOUTH R.O.W. OF LAUREL STREET, THENCE S 19°50'56" E ALONG SAID SOUTH R.O.W. OF LAUREL STREET A DISTANCE OF 152.90 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONTINUING ALONG SAID SOUTH R.O.W. OF LAUREL STREET (CHORD BEARING S 49°37'46" E, CHORD DISTANCE 191.49 FEET, RADIUS 539.66 FEET) AN ARC DISTANCE OF 192.51 FEET, THENCE S 19°24'55" E CONTINUING ALONG SAID SOUTH R.O.W. OF LAUREL STREET A DISTANCE OF 351.10 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT CONTINUING ALONG SAID SOUTH R.O.W. OF LAUREL STREET (CHORD BEARING S 53°35'04" E, CHORD DISTANCE 143.15 FEET, RADIUS 292.27 FEET) AN ARC DISTANCE OF 144.62 FEET, THENCE S 22°14'23" W A DISTANCE OF 157.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 33, THENCE N 89°41'57" W ALONG SAID SOUTH LINE A DISTANCE OF 1101.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.45 ACRES.

DATE Nov 7, 1979
Ronald D Hill
RONALD D. HILL L.S. NO. 373

APPROVAL OF OMAHA CITY ENGINEER
I HEREBY APPROVE THIS PLAT OF CROWN POINT (LOTS 1 THRU 96 INCLUSIVE), AS TO THE DESIGN STANDARDS THIS 11 DAY OF March, 1980.

APPROVAL OF OMAHA CITY ENGINEER
I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH TITLE 53 OF THE OMAHA MUNICIPAL CODE.



COUNTY TREASURERS CERTIFICATE
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE OR EMBRACED HEREIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

APPROVAL OF DOUGLAS COUNTY SURVEYOR
I HEREBY REVIEW THIS PLAT OF CROWN POINT (LOTS 1 THRU 96 INCLUSIVE), THIS 13 DAY OF November, 1979.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WEAR CONSTRUCTION COMPANY, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN; SAID ADDITION TO BE HEREAFTER KNOWN AS CROWN POINT AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT; WE DO ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON OVER THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND BUTTING THE FRONT AND SIDE BOUNDARY LOT LINES: AN EIGHT FOOT (8') WIDE STRIP OF LAND BUTTING THE REAR BOUNDARY LINE OF ALL INTERIOR LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND BUTTING THE REAR BOUNDARY LINE OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAY, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR NAMES THIS 9 DAY OF Nov. 1979
WEAR CONSTRUCTION COMPANY WEAR CONSTRUCTION COMPANY
FRANK J. WEAR, PRESIDENT ROBERT E. WEAR, SECRETARY-TREASURER

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA }
COUNTY OF DOUGLAS }
ON THIS 9 DAY OF November, 1979 BEFORE THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME FRANK J. WEAR AND ROBERT E. WEAR, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.
MY COMMISSION EXPIRES Aug 10, 1983
Notary Public

APPROVAL OF OMAHA CITY PLANNING BOARD
THIS PLAT OF CROWN POINT (LOTS 1 THRU 96 INCLUSIVE), WAS APPROVED BY THE OMAHA CITY PLANNING BOARD ON THIS 14 DAY OF NOVEMBER, 1979.

ACCEPTANCE OF OMAHA CITY COUNCIL
THIS PLAT OF CROWN POINT (LOTS 1 THRU 96 INCLUSIVE), WAS ACCEPTED BY THE OMAHA CITY COUNCIL ON THIS 24 DAY OF June, 1980.

Design Engineering, Inc.
LAND SURVEYORS-ENGINEERS-PLANNERS

1103 GALVIN RD SOUTH-BELLEVUE, NEBRASKA 68005
402-291-6100